

SNAPSHOT of HOME Program Performance--As of 03/31/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	92		
Program Progress:							
% of Funds Committed	93.09 %	91.16 %	26	92.07 %	63	58	
% of Funds Disbursed	82.03 %	83.89 %	43	84.14 %	29	33	
Leveraging Ratio for Rental Activities	4.21	5.84	1	4.79	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	68.54 %	75.05 %	61	81.45 %	12	13	
% of Completed CHDO Disbursements to All CHDO Reservations***	53.37 %	69.01 %	54	69.74 %	20	20	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	70.27 %	79.06 %	72	80.97 %	15	18	
% of 0-30% AMI Renters to All Renters***	31.35 %	40.24 %	64	45.50 %	23	25	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	95.14 %	93.41 %	58	95.55 %	25	28	
Overall Ranking:			In State:	62 / 92	Nationally:	17	23
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$38,782	\$35,004		\$26,831	185 Units	38.20 %	
Homebuyer Unit	\$13,633	\$20,947		\$15,029	61 Units	12.60 %	
Homeowner-Rehab Unit	\$49,484	\$27,511		\$20,806	5 Units	1.00 %	
TBRA Unit	\$1,244	\$2,735		\$3,228	233 Units	48.10 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (214 PJs)

C = PJ's Annual Allocation is less than \$1 million (283 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Modesto CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$80,854	\$81,369	\$50,311
State:*	\$135,492	\$114,689	\$28,606
National:**	\$96,090	\$75,663	\$23,585

CHDO Operating Expenses:
(% of allocation)

PJ:	1.6 %
National Avg:	1.2 %

R.S. Means Cost Index: 1.08

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	59.1	15.0	50.0	0.0	Single/Non-Elderly:	15.3	12.5	50.0	0.0
Black/African American:	8.5	30.0	0.0	0.0	Elderly:	10.2	2.5	25.0	0.0
Asian:	2.3	0.0	0.0	0.0	Related/Single Parent:	27.8	37.5	0.0	0.0
American Indian/Alaska Native:	0.6	0.0	0.0	0.0	Related/Two Parent:	25.0	42.5	25.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	21.6	5.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	3.4	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	26.1	55.0	50.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	19.3	10.0	50.0	0.0	Section 8:	24.4	0.0 [#]		
2 Persons:	27.3	35.0	25.0	0.0	HOME TBRA:	33.5			
3 Persons:	23.3	12.5	0.0	0.0	Other:	20.5			
4 Persons:	12.5	17.5	25.0	0.0	No Assistance:	21.6			
5 Persons:	3.4	10.0	0.0	0.0					
6 Persons:	14.2	7.5	0.0	0.0					
7 Persons:	0.0	5.0	0.0	0.0					
8 or more Persons:	0.0	2.5	0.0	0.0	# of Section 504 Compliant Units / Completed Units Since 2001				8

* The State average includes all local and the State PJs within that state

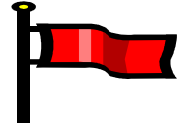
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Modesto State: CA Group Rank: 17
 (Percentile)
 State Rank: 62 / 92 PJs Overall Rank: 23
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 75.25%	68.54	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.43%	53.37	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	70.27	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.30%	95.14	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.340	2.76	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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